



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00027 - Strahan Village Estates
Application Type: Major Final
CPC Hearing Date: April 23, 2015
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: North of Borderland and West of Strahan
Acreage: 7.934
Rep District: ETJ (West)
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A
Nearest Park: Rio Grande River Trail #1 (.25 mi)
Nearest School: Jose Damian Elementary (.7 mi)
Park Fees Required: N/A
Impact Fee Area: Westside
Property Owner: Issa Khlayel & Ahmad Khlayel
Applicant: Issa Khlayel & Ahmad Khlayel
Representative: Del Rio Engineering

SURROUNDING ZONING AND LAND USE

North: ETJ/(Agricultural)
South: ETJ/(Agricultural)
East: ETJ/(Agricultural)
West: ETJ/(Agricultural)

PLAN EL PASO DESIGNATION: O3, Agricultural

Application History:

This application was approved on a major preliminary basis by the City Plan Commission on May 17, 2012

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 7.9 acres in the city's westside impact fee area. The subdivision takes access via Strahan Road to the east. The proposed subdivision will result in 34 single family lots and a .577 acre pond. The applicant has agreed to dedicate an additional 19' of right-of-way along Strahan Road and improve the owner's proportionate street to current DSC

standards. This subdivision was reviewed under current subdivision code and no exceptions are being requested.

DEVELOPMENT COORDINATING COMMITTEE

The DCC recommends **approval of Strahan Village Estates** on a Major Final basis subject to the following staff comments.

Planning Division Recommendation

Planning recommends **approval** of the plat and offers the following comments:

The engineer will include the current impact fee wording and impact fee table on the face of the final plat.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

Parks and Recreation Department

We have reviewed **Strahan Village Estates**, a major final plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and within the **Northwest Arctcraft A** area of potential annexation by the City, thus subject to the calculation for "Parkland / fees" per Ordinance Title 19 Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.020 - Dedication Required

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ do not have a zoning district designation, however, per **Plat Notes & Restrictions**, applicant is proposing thirty four (34) residential lots restricting the use to one single-family dwelling unit per lot; park fees will be assessed based on Single-family requirements and applicant shall provide covenants restricting the number of dwelling units to one per residential lot.

Applicant shall be required to pay "Park fees" in the amount of **\$46,580.00** based on Residential subdivisions calculated as follows:

34 Lots restricted to one Single-family dwelling unit per lot @ \$1,370.00 / dwelling =
\$46,580.00

Please allocate funds under Park Zone **NW-14**

Nearest Parks: **Haciendas Del Rio** (Pending Construction) & **Westside Sports Complex** (NW-9)

If density/ acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

No Comments Received.

El Paso Department of Transportation

No comments received.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments recieved

Central Appraisal District

No comments received.

El Paso Electric Company

No objections

Texas Gas Company

No comments received.

Sun Metro

Sun Metro does not oppose this request.

Additional Requirements and General Comments:

1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

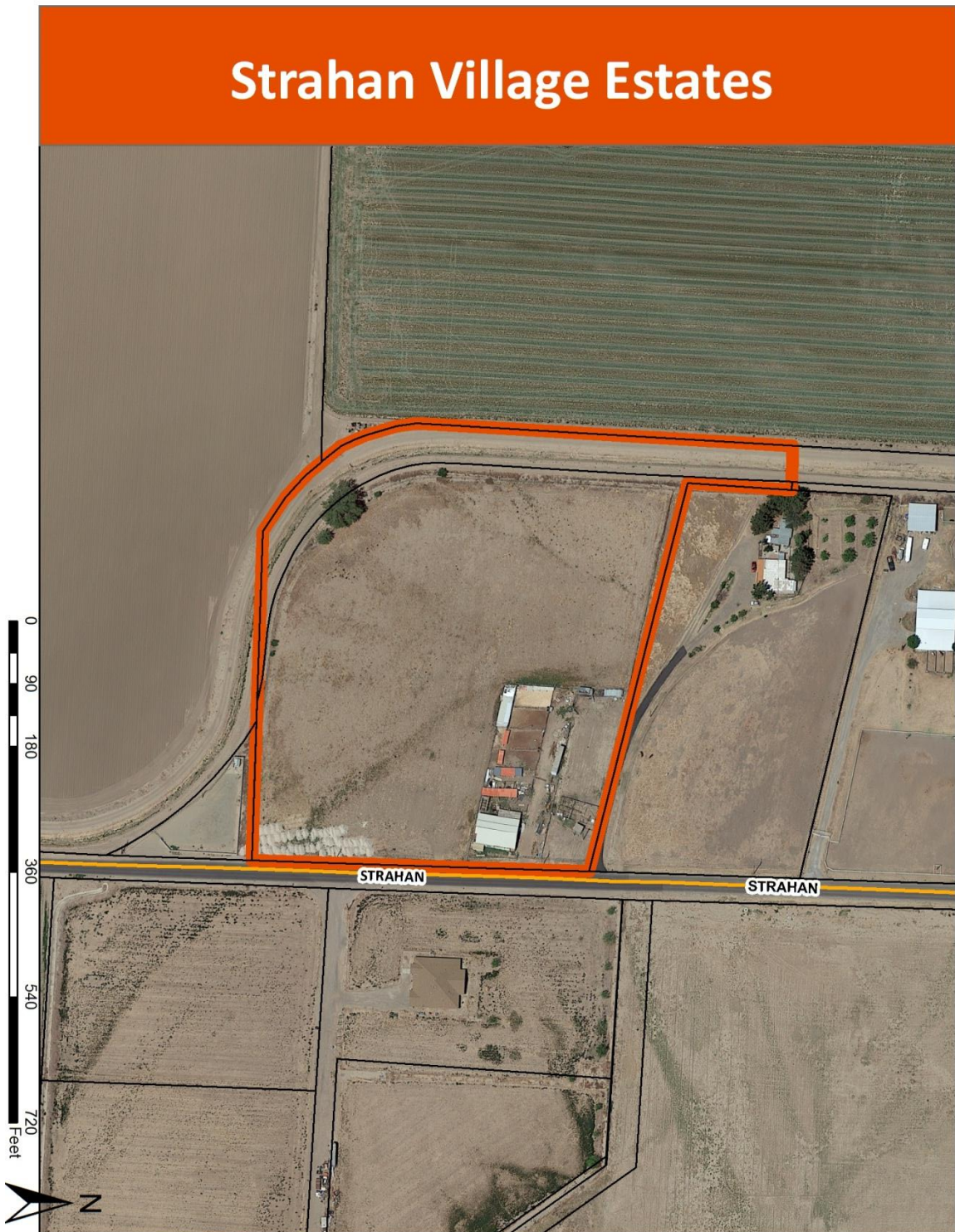
Attachments

1. Location map
2. Aerial map
3. Final Plat
4. Application

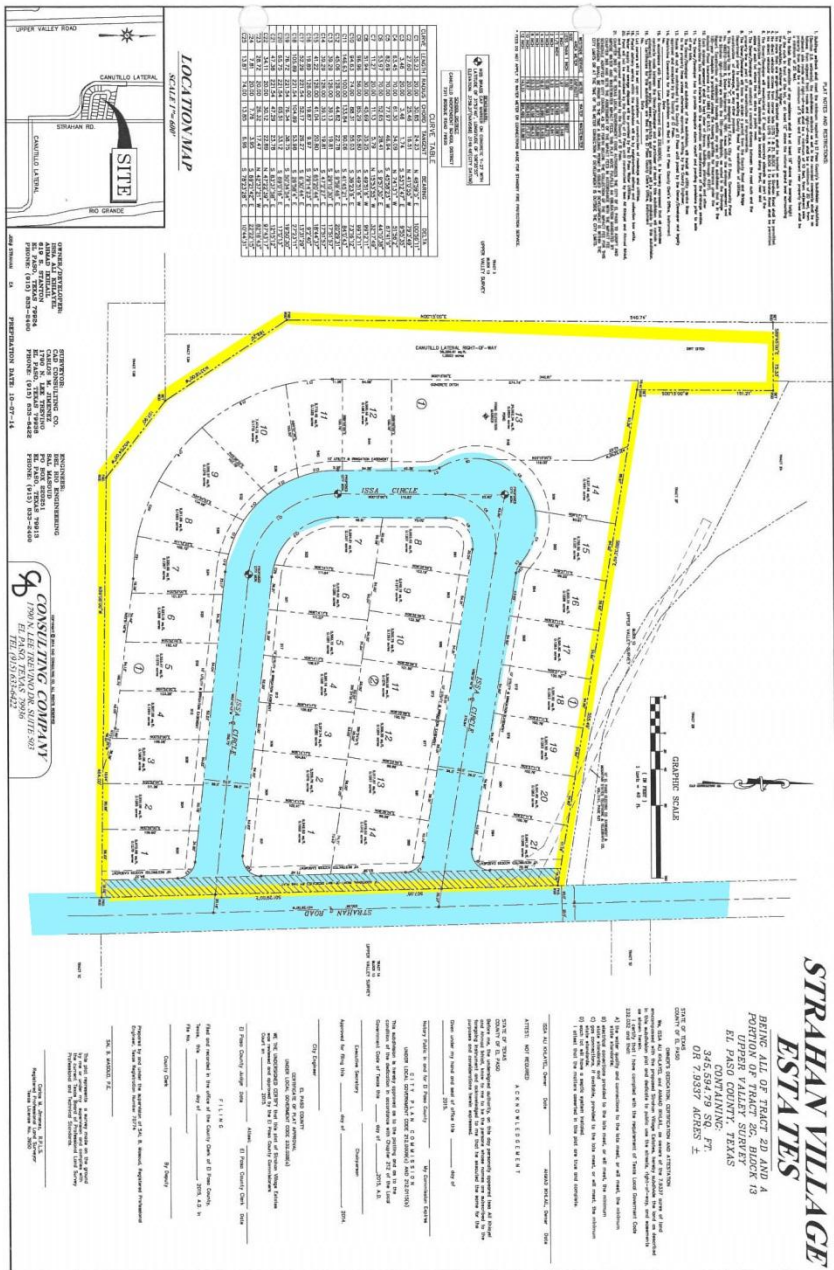
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL

DATE: 3/31/15

FILE NO. SUSU15-00027

SUBDIVISION NAME: Strahan Village Estates

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of Tract 2D and a portion of Tract 2G, Block 13, Upper Valley Survey, El Paso County, Texas, Containing: 345,594.79 sq. ft. or 7.9337 Acres +/-
2. Property Land Uses:
- | | <u>ACRES</u> | <u>SITES</u> | | <u>ACRES</u> | <u>SITES</u> |
|---------------|---------------|--------------|--------------------------|---------------|--------------|
| Single-family | <u>4.4773</u> | <u>.34</u> | Office | | |
| Duplex | | | Street & Alley | <u>1.5868</u> | <u>1</u> |
| Apartment | | | Ponding & Drainage | <u>0.5771</u> | <u>1</u> |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | | | <u>Canutillo Lateral</u> | <u>1.2923</u> | <u>1</u> |
| School | | | Total No. Sites | | <u>37</u> |
| Commercial | | | Total (Gross) Acreage | <u>7.9337</u> | |
| Industrial | | | | | |
3. What is existing zoning of the above described property? N/A Proposed zoning? _____
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐
5. What type of utility easements are proposed: Underground ☒ Overhead ☐ Combination of Both ☐
6. What type of drainage is proposed? (If applicable, list more than one)
Central Ponding
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: Subdivision is within ETJ of the City of El Paso
10. Improvement Plans submitted? Yes ☒ No ☐
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter I.04 - Vested Rights



City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record ISSA KHALIL & AHMAD KHALIL 619 STATION EL PASO TX 79901 (915) 274-1148
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer DEL RIO ENGINEERING P.O. Box 220251 EL PASO, TX 79913 (915) 833-2400
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE: 

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
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